



BALLINTINE PARK

— ALLEN • NAAS • COUNTY KILDARE —

A stunning collection of luxurious family homes
in an exclusive setting, just 30 miles from Dublin.

ballintinepark.ie

Country living is ready and waiting for you...

Ballintine Park offers you enough space to fully unwind and the chance to let your kids enjoy that elusive outdoorsy upbringing – the kind we remember having ourselves.



No compromise necessary. You can enjoy all the benefits of living in the countryside and be just 30 miles from Dublin city centre.



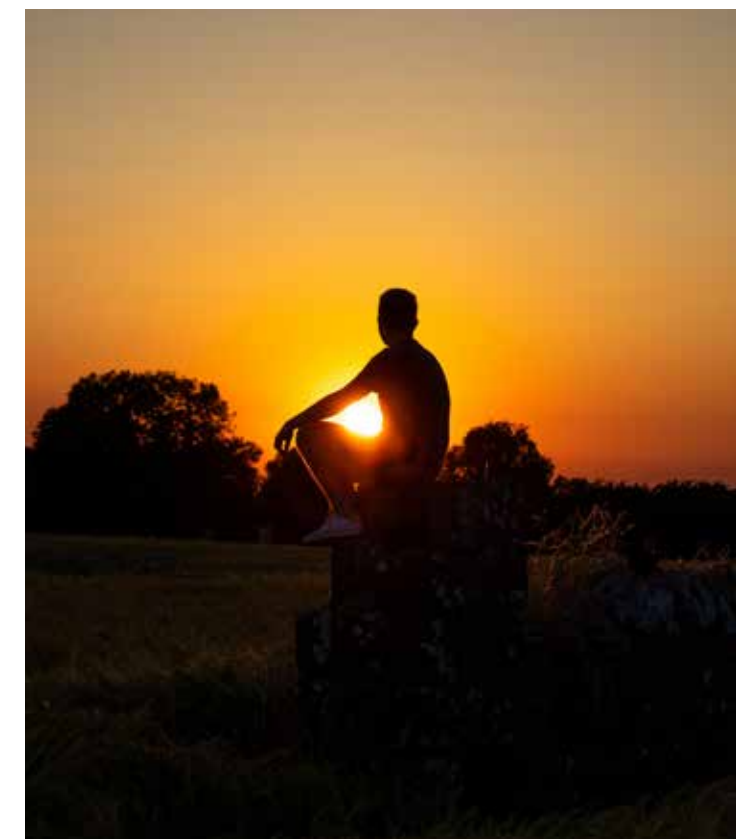
Everything Kildare has to offer

The freedom of the countryside within easy reach of Kildare's bustling towns and Dublin city life.



Within walking distance of your new home is an excellent primary school, a traditional pub and a church (RC).

The village of Kilmeague is just two minutes away by car.

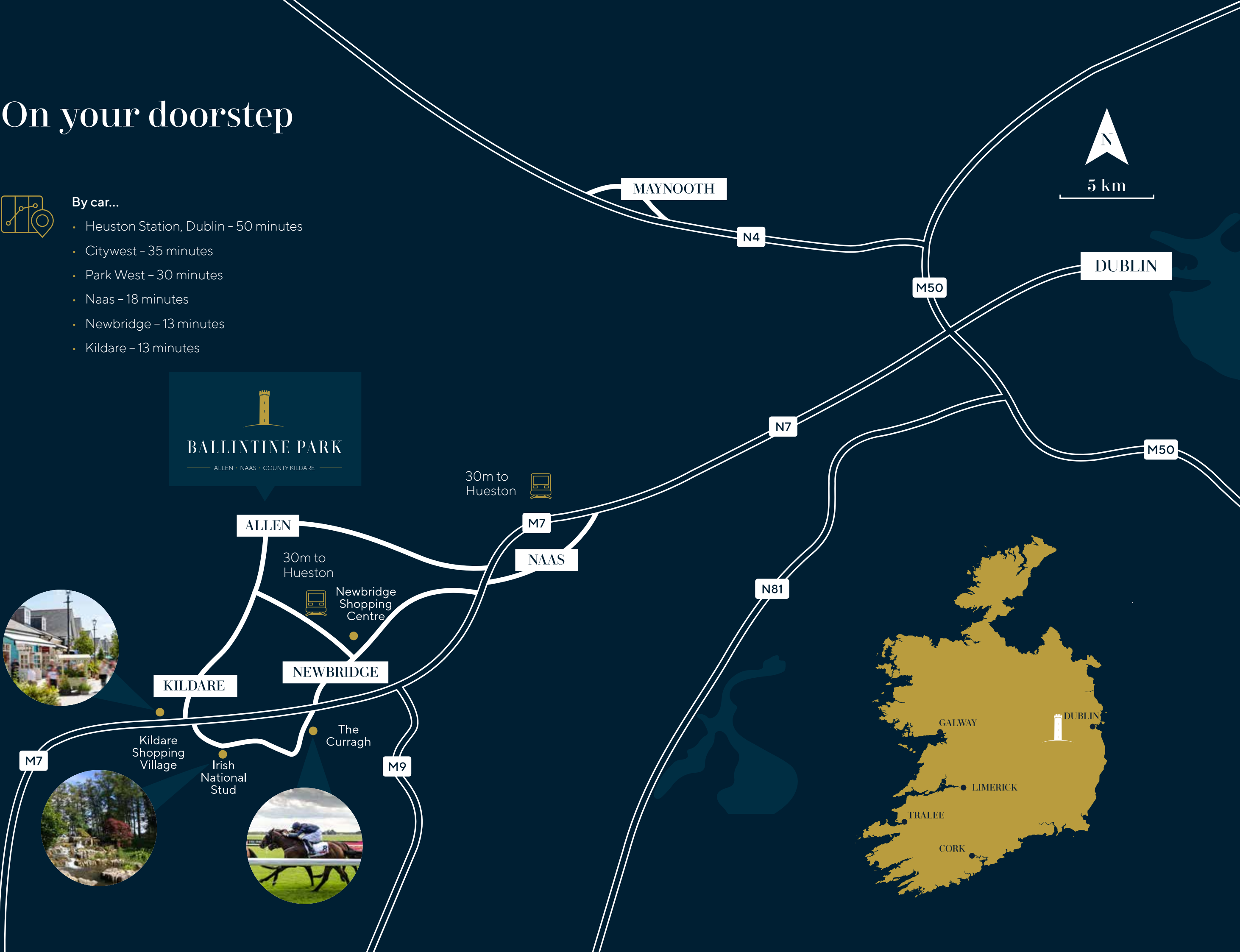
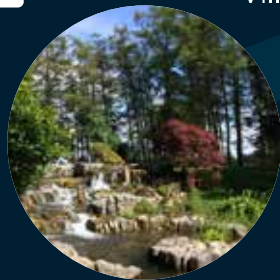


On your doorstep



By car...

- Heuston Station, Dublin – 50 minutes
- Citywest – 35 minutes
- Park West – 30 minutes
- Naas – 18 minutes
- Newbridge – 13 minutes
- Kildare – 13 minutes



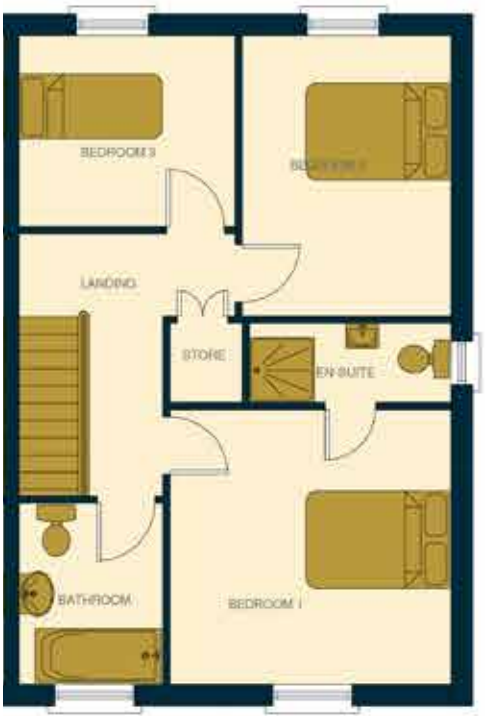
Semi Detached House

🏠 1,295 sq.ft / 121 sq.m 🛏 3 🚗 2

The semi-detached is a large family home with 3 spacious bedrooms, a well proportioned and elegant kitchen opening out into the dining and living room areas. Our homes are highly energy-efficient, rated A2 and finished to the very highest standards.



Ground floor



First floor

Detached House

🏠 2,306 sq.ft / 214 sq.m 🛏 4 🚽 3

A very spacious, detached family home with 4 large bedrooms, and walk-in robe in the stunning master bedroom. A generously proportioned, elegant kitchen opens out into the dining and living room areas. Ballintine Park homes are finished to the very highest standards and are A rated, energy efficient homes.



Ground floor



First floor



Your specifications

We fundamentally believe that home owners should be involved in the creative process of finishing their new home.



Each Ballintine Park home is finished to the highest standard of specification. We would be delighted to work with each home buyer to finish their home to their personal taste.

Kitchen & Utility

- Elegant high-quality fitted kitchens
- Separate utility room with below counter top space provided for washing machine and dryer
- Soft-close drawers & doors
- Chrome mixer taps
- Extractor hood
- Generous tiling allowance

Gardens & External Features

- Generous sized gardens, top soiled and seeded
- Coloured stone gravel driveway with parking for 2 cars
- Extensive landscaping throughout the project
- External tap

Building Guarantee

These quality homes are covered by the HomeBond 10 Year Guarantee Scheme

Bathrooms & En-Suites

- Stylish bathrooms with a range of high quality sanitary ware and fittings
- Shower doors in en-suites
- Pumped thermostatically controlled showers
- Chrome heated towel rail
- Generous tiling allowance

Low Energy Design

- A-Rated energy efficient houses
- Low energy and low carbon houses
- Utilising mechanical ventilation
- The highest levels of insulation incorporated in floors, walls and roofs
- Super warm concrete construction delivering exceptionally high levels of thermal performance and air tightness
- Double glazed high performance windows. Low U-value windows & external doors
- Air to water heating system for A-Rated high efficiency home and water heating

Finishing Detail

- Fold-down attic ladder providing access to additional space
- Internal walls plastered and painted throughout and finished in a neutral colour
- Stylish internal doors & ironmongery
- Smoke, heat and CO2 detectors fitted as standard
- Generous electrical specification throughout

Wardrobes

- High quality, designed and fitted wardrobes in all bedrooms
- Soft-close drawers & doors





For the family

Space at Home

When the kids are very young, you'll have a brand new, really spacious home and garden for them to explore – with more than enough space for a playroom. And lots of quiet, calming spaces for the grownups too.

Walks to School

With a national school on your doorstep, you can get the kids up and out in no time at all – and walk them to school...until they are too embarrassed to be seen with you of course!



Green Spaces

And for when they get home as well as during the school holidays, they can enjoy real freedom with beautiful open green spaces allowing them grow up outside, enjoying the country air in a quiet neighbourhood... and out from under your feet too!

Your Garden

As well as the spacious interior, you'll see on the photo below there's a whole lot of space around the house itself. And as it's detached, the garden size is practically double or triple what you get in the suburbs.

Local Community

Great secondary schools are only a 15 minute bus ride away with countless local sports clubs and activities on hand to help both the kids and you get to know your community.



Site map





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Register your interest on ballintinepark.ie or contact real estate agents:



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
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